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Property Details



9 Nichols Street, LORN

Love Lorn Life!

2  1  1 

**Property
Preview**

Air Conditioning

Reverse Cycle Air Condition
ing

Secure Parking

Floor boards

Outdoor Entertaining

Built In Robes

Settling in the riverside suburb of Lorn with it's proximity to the well know shopping village along with caf's strip and just a few short blocks from the buzzing coffee culture along Maitland's Hunter River, this single story, Interwar cottage's location is ideal.

Carrying a simple yet sophisticated colour palette of soft timber-look laminate flooring and light bright walls, the cottage offers a beautiful sense of flow. This fresh neutral colour palette also means you can always style to the way you live. Good things come in small packages, especially when those parcels are cleverly designed and the layout beautifully caters for every occasion, from a quiet night in to a party for plenty.

Morning sun spills onto the sitting area just off the kitchen where you will find an ideal spot to catch some warming morning rays and connect to the north-east facing back garden. A far cry from your typical wet zone, the bathroom enjoys the feel of a luxury eco resort, courtesy of its trendy wallpaper and heritage features.

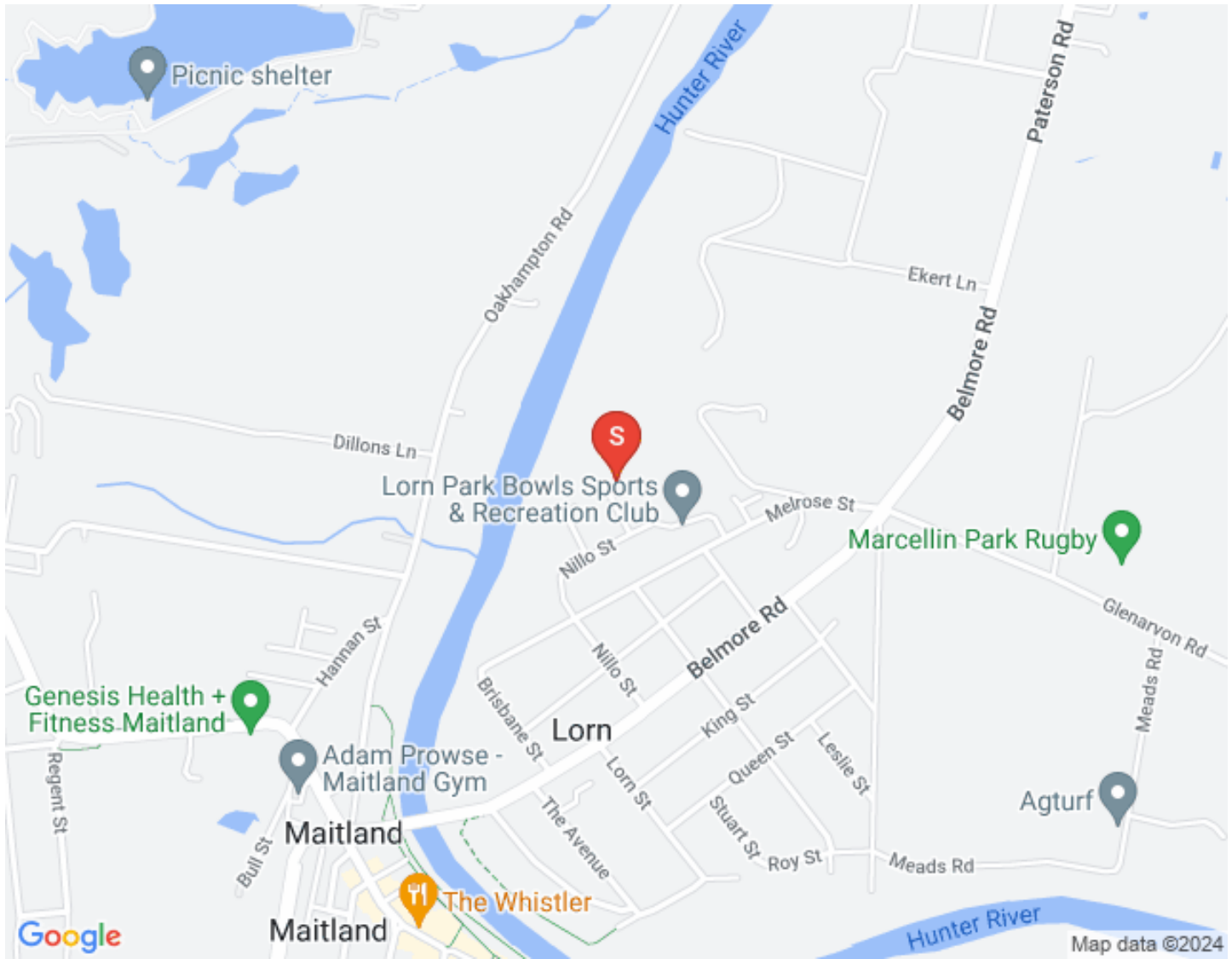
The outdoor entertaining area is just the place for drinks and casual entertaining be that morning, noon or night thanks to the all-weather roof and the structure orientation, catching the morning sun but protected from the afternoon heat. When you are on the move or looking

to downsize but only the best suburb of the region will do, you will go along way to find a better option than 9 Nichols Street, Lorn!

This property is proudly marketed by Patrick Howard, call 0408 270 313 for further information or to book your onsite one on one inspection.

First National David Haggarty, We Put You First.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons



Property Inclusions

Sitting Room

Laminate floors

Beige walls

Deep skirtings

Original timber windows

White Venetian blind

Pendant light

Two double power points

Lounge Room

Laminate floors

Original timber double hung windows

Aluminium window

Air vents

Mitsubishi wall mounted AC

Pendant light

Timber shirt

Deep skirts

TV point

Double door linen

Kitchen

Timber laminate floor

Aluminum windows

Timber benches

Mixture of timber and laminate cupboards

Single sink

Free standing gas stove

White timber venetians

Black cabinet hardware

Dome light

Tile splashback

Fridge cavity

Three double power points

Security mesh door

Frosted glass door

Bedroom One

Ornate timber door

Three-door sliding robe

Beige carpet

Ceiling fan light

Original timber double hung window

Picture rails

Deep skirts

Bedroom Two

Beige carpet

Ceiling fan light

Picture rail

Wall mounted AC

Original timber double hung window

White venetians

Deep skirts

Phone connection

Two double power points

Bathroom

Terracotta-look tiles

Shower over bath

Textured glass awning windows

IXL light

Aged brass exposed shower tapware

White wall tiles

Pedestal vanity

Vanity shelf

Aged brass towel rail

Private positioned AC

Downlight

Antique mirror

Wall paper

Laundry

Under cover entrance

Separate second WC

Stone look floor tiles

Wall tiles

Dux electric hot water

Wash tub

Washing machine taps

Timber window

Lace curtains

Dome light

Rear

Paved undercover area

Gravel drive

Rear single garage with workshop

Flat yard

Jacaranda tree

Mandarin tree

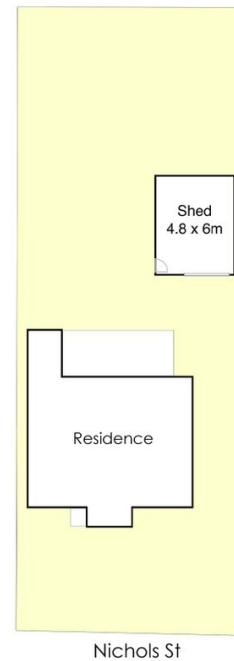
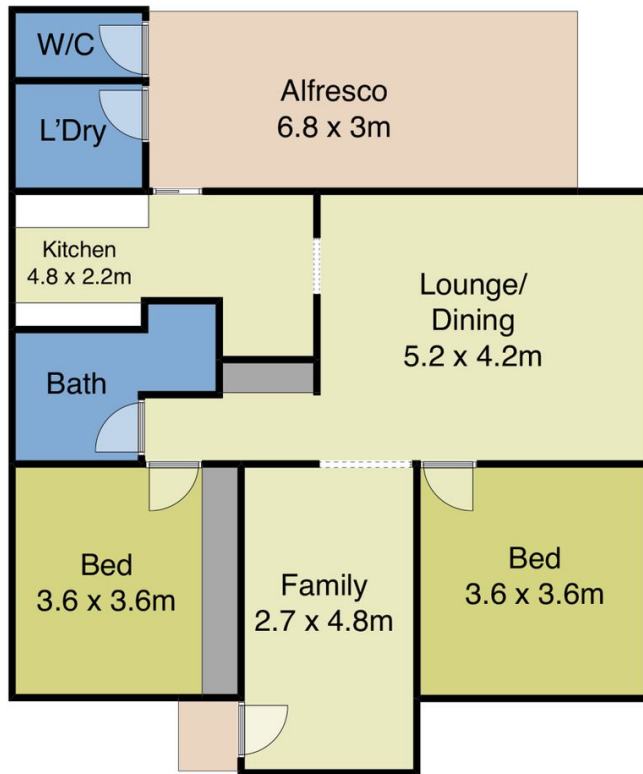
Rotary clothesline

Fenced veggie patch

Lemon tree

Hedges

Floorplan



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REAL ESTATE | David Haggarty

9 Nichols Street, Lorn



NOT TO SCALE

Disclaimer: This plan and measurements are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of the data. Independent detail verification is recommended.

Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Estimate Letter](#)

Comparable Sales



10 ROXBURGH STREET, LORN NSW 2320

3 Bed | 1 Bath | 1 Car
\$607,000
Sold ons: 28/04/2021



67 REGENT STREET, MAITLAND NSW 2320

3 Bed | 2 Bath | 1 Car
\$620,000
Sold ons: 12/02/2021

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About Lorn

Very much the “Garden Suburb” of Maitland that was planned in the English American Model in 1911, Lorn is one of the most popular suburbs of the district, particularly with families with its quiet streetscapes, children’s playgrounds and community minded residents. A main shopping strip including a newsagent come post office, the fabulous Bemore Rd Grocer supermarket featuring local produce and an array of cafes, patisserie and restaurants. Resting in the catchment zone of several highly sort after schools including Nillo Infants School and Maitland Grossmann High School it offers an enviable lifestyle within a warm and welcoming community.

Schools

- Lorn Public School
- St Peters Catholic School Yr 7 - 10 Maitland
- St Mary's Senior School Yr 11 - 12 Maitland

Cafes & Restaurants

- Muse Kitchen
- [The Icky Sticky Patisserie](#)
- The Imperial Hotel
- Lorn Kitchen
- Lorn Butchery

Shopping

SHOPPING:

- The Levee Maitland
- Pender Place Maitland

About Us



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

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A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.

Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

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Plans provided are a guide only and those interested should undertake their own inquiry.